



5.0 CONCLUSIONS

The conclusions drawn from the field sampling and laboratory analytical program conducted as part of the pipeline easement assessment are presented in bullet format below.

- PAS were encountered in 2 areas along the pipeline easement that runs parallel to the southern boundary of Parcel B at the Former C-6 Facility. The pipelines are operated by third parties, not by Boeing or its predecessors.
- Detectable concentrations of fuel or intermediate refined products (low boiling point hydrocarbons) are present below the base elevations of the buried pipelines.
- One or more of the 11 products pipelines in the easement is the likely source of the fuel hydrocarbons, not the former operations of Boeing or its predecessors.
- The weathered nature and residual composition of the low boiling point hydrocarbons indicates a historical and likely discontinued source.
- Approximately 38 yds³ of PAS generated during the installation of caissons were removed and recycled.
- Detected concentrations of residual VOCs and alpha-BHC in the pipeline easement area are below HBRGs (where established) and also below EPA Region 9 PRGs, and therefore are not believed to pose any significant health risk.
- The pipeline easement area has since had approximately 5 feet of new compacted, overburden added to it as part of the site redevelopment.

Because the source of the low boiling point fuel hydrocarbons is likely a third party, and detected concentrations of residual compounds are below health-based cleanup levels established for the site, no further investigation is planned by BRC. Additionally, limited access and safety issues associated with drilling in the pipeline easement area, impede further investigation.